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El Paso County, CO



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**ADMINISTRATIVELY APPROVED PERMIT ISSUED TO
WIDFIELD WATER AND SANITATION DISTRICT
ROLLING HILLS CENTRALIZED WATER TREATMENT AND DISTRIBUTION
(PCD FILE NO. AASI-20-003)
TO CONDUCT DESIGNATED ACTIVITIES OF STATE INTEREST
OR TO ENGAGE IN DEVELOPMENT IN A
DESIGNATED AREA OF STATE INTEREST IN
EL PASO COUNTY, COLORADO**

Pursuant to Guidelines and Regulations for Areas and Activities of State Interest of El Paso County (the "Regulations") heretofore adopted by the Board of County Commissioners, the Executive Director of the Planning and Community Development Department (the "Director"), acting pursuant to Sections 2.303, 3.201, and 4.201 of the Regulations, and on behalf of the Board of County Commissioners, has received an application from the **Widfield Water and Sanitation District** (hereinafter "Applicant") for an Administratively Approved Permit to conduct the following matter(s) of state interest:

Site Section and Construction of Centralized Water Treatment Plant and/or Major Extension of Existing Water System

and has approved that application (AASI-20-003).

This Administratively Approved Permit authorizes the Applicant to conduct the following activities/development:

Construction of a new two (2) million gallon tank, and construction of a waterline to convey treated water to the tank from the existing Widfield Water and Sanitation District's water distribution system. The request also includes future plans to add two tanks to the site that the 2 MG tank will be built on. This will increase the number of tanks on the site to three tanks and add a booster pump station. The future tanks will include an additional ground storage tank sized between two (2) million to five (5) million gallons and an elevated tank sized between 0.75 million gallons and 1.5 million gallons.

Within easements on parcel (55000-00-385) of land depicted in Exhibit A (attached).

The construction of which is to be completed within the following period: (5) years expiring February 24, 2026.

In accordance with the plans and/or specifications approved by the Director on February 24, 2021, as well as the guidelines for administration adopted by the County for:

Site Section and Construction of Major New Domestic Water and Sewage Treatment Systems and Major Extension of Existing Domestic Water and Sewage Treatment Systems

On the condition that the Applicant proceeds in conformity with all applicable federal and state statutes, regulations and permits as well as all applicable local land use controls including, but not limited to, applicable comprehensive or master plans, subdivision regulations, zoning and building codes.

And on the following additional conditions:

1. Prior to trenching or construction, approval of a site development plan(s) by the El Paso County Planning and Community Development Department for the water tank(s), booster pump station facility and water line, is required. The site development plan application(s) shall meet the requirements of Chapter 6 of the El Paso County Land Development Code (2021) as determined by the Planning and Community Development Director.
2. The activity shall be conducted in accordance with the regulations of El Paso County and the accompanying documents/reports in the Planning and Community Development Department's files for the matter of state interest permit application (AASI-20-003).
3. No expansion and/or enlargement of the facility or water line shall be allowed without prior review by the Planning and Community Development Department, which may result in the requirement for additional permitting.
4. The hours of operation during construction of the facility shall be limited to seasonal daytime hours, except in non-typical circumstances unless otherwise approved by the Planning and Community Development Director. Non-typical circumstances may include extended time needed to expeditiously restore traffic flow and/or public access, extended time needed to ensure public health and safety, or extended time needed to maintain utility service.
5. Site lighting, including temporary lighting, will be limited to that shown on the site development plan(s). All light fixtures shall be directional and positioned so that the light sources are concealed and fully shielded from adjacent properties and roads.
6. Operations shall comply with the County Noise Ordinance. If complaints occur, the County may require that the Applicant conduct additional testing to determine noise levels associated with construction or vehicle traffic noise levels. The County may require changes to the hours of operation, or noise controls may need to be installed to achieve acceptable levels as defined in the County Noise Ordinance.
7. The applicant shall comply with all applicable local, State, and federal laws and regulations regarding the use, disposal, storage, and transportation of solid and/or hazardous materials on and off site.
8. The applicant shall comply with federal and state laws, regulations, ordinances, review and permit requirements of applicable agencies including, but not limited to: Colorado Division of Wildlife, Colorado Department of Transportation, Colorado Department of Public Health and Environment, State Engineer's Office, United States Army Corps of Engineers (USACOE), Environmental Protection Agency,

FEMA, and the United States Fish and Wildlife Service regarding the Endangered Species Act.

9. Construction Permits, Work in the Right-of-Way Permits, and Special Transport Permits shall be obtained where necessary for construction in or through County rights-of-way.
10. Access Permits shall be obtained for all temporary and permanent accesses to the project from County roads.

In the event that the Applicant fails to take substantial steps to initiate the above development or activity within twelve (12) months from the date of this permit or, if such steps are taken, in the event the Applicant fails to complete the development or activity with reasonable diligence, this Administratively Approved Permit may be revoked by the Director.

Date: February 24, 2021

EL PASO COUNTY PERMIT AUTHORITY,
ACTING AS THE EXECUTIVE DIRECTOR
OF THE PLANNING AND COMMUNITY
DEVELOPMENT DEPARTMENT



By: Craig Dossey, Executive Director

Exhibit "A"
Legal Description

A parcel of land located within Section 1 of Township 15 South, Range 65 West of the 6th Principal Meridian, County of El Paso, State of Colorado, and being more particularly described as follows:

Tank Site:

A portion of the Northwest Quarter of Section 1, Township 15 South, Range 65 West of the Sixth P.M., being located in the City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 1; thence S00°23'53"E, (Bearings are relative to the West line of the Southwest Quarter of said Section 1, being monumented at Southwest Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19109" "2004" flush with grade, and at the West Quarter Corner of said Section 1, by a 3 1/4" aluminum cap, illegible, 0.3' below grade, having a measured bearing and distance of N00°23'37"W, 2632.05 feet), along the west line of said Northwest Quarter, a distance of 1499.31 feet; thence N89°36'23"E, leaving said west line, a distance of 1029.49 feet, to the **POINT OF BEGINNING**; thence along the following six (6) courses:

1. N31°58'03"E, a distance of 332.51 feet;
2. S88°47'47"E, a distance of 283.81 feet;
3. S00°13'02"E, a distance of 254.45 feet;
4. S56°50'23"W, a distance of 317.09 feet;
5. S89°25'23"W, a distance of 195.03 feet;
6. N00°06'20"W, a distance of 153.74 feet, to the **POINT OF BEGINNING**.

Containing 151,246 Sq. Ft. or 3.472 acres, more or less.

Together with:

A 50 foot temporary construction easement being offset 50 feet outward from the above described easement.

Pipeline:

A portion of the West Half of Section 1, Township 15 South, Range 65 West of the Sixth P.M., being located in the City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 1; thence S00°23'53"E, (Bearings are relative to the west line of the Southwest Quarter of said Section 1, being monumented at Southwest Corner by a No. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS 19109" "2004" flush with grade, and at the West Quarter Corner of said Section 1, by a 3 1/4" aluminum cap, illegible, 0.3' below grade, having a measured bearing and distance of N00°23'37"W, 2632.05 feet), along the west line of said Northwest Quarter, a distance of 1499.31 feet; thence N89°36'23"E, leaving said west

line, a distance of 1029.49 feet; thence S00°06'20"E, a distance of 27.17 feet, to the **POINT OF BEGINNING**; thence along the following seven (7) courses:

1. S00°06'20"E, a distance of 30.00 feet;
2. S89°59'41"W, a distance of 921.33 feet;
3. S00°24'40"E, a distance of 1173.11 feet;
4. S46°03'38"E, a distance of 464.98 feet;
5. S46°18'06"E, a distance of 822.60 feet;
6. S46°03'32"E, a distance of 184.51 feet;
7. S45°00'00"W, a distance of 30.01 feet, to a point on the northeast line of the land described in that Order and Decree recorded January 4, 2007 under Reception No. 207001688 in the Official Records of El Paso County, Colorado;

thence leaving said northeast line, S45°00'00"W, a distance of 355.06 feet, to a point on the southwest line of said Order and Decree; thence leaving said southwest line, S45°00'00"W, a distance of 13.28 feet; thence S89°38'11"W, a distance of 789.85 feet, to a point on the east line of that Water Easement recorded under Reception No. 218046272 in the Official Records of El Paso County; thence along said east line, N00°23'54"W, a distance of 30.00 feet, to a point on the south line of the land described in that Warranty Deed recorded January 21, 2014 under Reception No. 214004738 in the Official Records of El Paso County, Colorado; thence N89°38'11"E, along said south line, a distance of 777.55 feet; thence leaving said south line, N45°00'00"E, a distance of 0.41 feet, to a point on the southwest line of said Order and Decree; thence leaving said southwest line, N45°00'00"E, a distance of 355.06 feet, to a point on the northeast line of said Order and Decree; thence along said northeast line, N46°03'32"W, a distance of 153.88 feet; thence leaving said northeast line, N46°18'06"W, a distance of 822.60 feet, to a point on the northeast line of said land described in Warranty Deed recorded under Reception No. 214004738; thence along said northeast line, N46°03'38"W, a distance of 477.67 feet; thence leaving said northeast line, N00°24'40"W, a distance of 67.79 feet, to a point on the east line of that Permanent Easement for Southern Delivery System recorded January 2, 2014, under Reception No. 214000554, thence continuing along said east line, N00°24'40"W, for a distance of 1148.16 feet; thence leaving said east line, N89°59'41"E, a distance of 951.49 feet, to the **POINT OF BEGINNING**.

Containing 142,640 Sq. Ft. or 3.275 acres, more or less.

Together with:

A 35-foot temporary construction easement being offset 35 feet easterly from the above described easement.

Access Road:

A portion of the Northwest Quarter of Section 1, Township 15 South, Range 65 West of the Sixth P.M., being located in the City of Colorado Springs, El Paso County, Colorado, being more particularly described as follows:

COMMENCING at the Northwest Corner of said Section 1; thence N89°21'47"E, (Bearings are relative to the West line of the Southwest Quarter of said Section 1, being monumented at the Southwest Corner of said Section 1 by a no. 6 rebar with a 3 1/4" aluminum cap stamped, "PLS19109" "2004" flush with grade, and at the West Quarter

Corner of said Section 1, by a 3 1/4" aluminum cap, illegible, 0.3' below grade, having a measured bearing of N00°23'37"W, a distance of 2,632.05 feet), along the north line of said Northwest Quarter, a distance of 1,358.99 feet; thence leaving said north line, S00°38'13"E, a distance of 30.00 feet, to a point on the South Right-of-Way line of Drennan Road, as reserved in Book A, Page 78, and the **POINT OF BEGINNING**; thence along said South Right-of-Way line, N89°21'47"E, a distance of 30.00 feet; thence leaving said South Right-of-Way line, the following Twenty One (21) courses:

1. S00°38'13"E, a distance of 15.84 feet;
2. a curve to the left, with an arc length of 29.00 feet, a radius of 35.00 feet, a delta angle of 47°28'34";
3. S48°06'47"E, a distance of 63.57 feet;
4. a curve to the right, with an arc length of 383.09 feet, a radius of 523.35 feet, a delta angle of 41°56'26";
5. S08°08'04"W, a distance of 448.35 feet;
6. N90°00'00"E, a distance of 56.11 feet;
7. S00°00'00"E, a distance of 100.55 feet;
8. N90°00'00"W, a distance of 52.99 feet;
9. S12°55'10"E, a distance of 190.10 feet;
10. a curve to the right, with an arc length of 121.27 feet, a radius of 92.00 feet, a delta angle of 75°31'24";
11. S62°36'14"W, a distance of 61.41 feet;
12. N00°13'02"W, a distance of 33.72 feet;
13. N62°36'14"E, a distance of 46.01 feet;
14. a curve to the left, with an arc length of 81.72 feet, a radius of 62.00 feet, a delta angle of 75°31'24";
15. N12°55'10"W, a distance of 227.76 feet;
16. N00°04'18"W, a distance of 40.55 feet;
17. N08°08'04"E, a distance of 479.12 feet;
18. a non-tangent curve to the left, with an arc length of 357.42 feet, a radius of 493.35 feet, a delta angle of 41°30'34", a radial of S83°23'47"W;
19. N48°06'47"W, a distance of 63.57 feet;
20. a curve to the right, with an arc length of 53.86 feet, a radius of 65.00 feet, a delta angle of 47°28'34";
21. N00°38'13"W, a distance of 15.84 feet, to a point on said South Right-of-Way line, and the **POINT OF BEGINNING**.

Containing 47,603 Sq. Ft. or 1.093 acres, more or less.

Together with:

A 15-foot temporary construction easement being offset 15 feet easterly from the above described easement.